



FOR SALE
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The Location

Galgate is a thriving village just a few miles south of Lancaster, known for its community atmosphere, access to countryside, and strong transport links. The property is particularly well-placed, tucked away at the end of a quiet residential street within walking distance of village amenities. The village offers a range of everyday essentials including a primary school, local shop, post office, pubs, and cafes, with a medical centre close the home. The area is also very close to Lancaster University, just a short drive or cycle away, making it a practical choice for staff and students alike.

For commuters, the M6 motorway is easily accessible offering straightforward connections to Preston, Manchester and further afield. Lancaster city centre is around 10 minutes by car or 15 by bus, offering a wider range of shops, services and railway links. Outdoor enthusiasts benefit from nearby access to the Forest of Bowland (an Area of Outstanding Natural Beauty) and the Lune Valley, while the coast is less than 30 minutes away, great for weekend adventuring. With a friendly local community, peaceful setting, and a mix of rural and urban convenience, Galgate appeals to families, professionals, and retirees alike.

Let's Step Inside

This three-bedroom semi-detached home sits at the end of a quiet cul-de-sac in the sought-after village of Galgate. Well-presented throughout with modern décor, the property offers a surprising amount of internal space and excellent value for money, with potential for further expansion and conversion. A welcoming living room to the front provides space for relaxing and entertaining, with a modern kitchen diner behind, with room for a family dining table great for busy mealtimes. A sun room extension to the rear with skylights offers the perfect spot to settle down and take in the green views of the garden, with internal access to the surprisingly spacious garage at the side of the house.

Upstairs, the home offers three double bedrooms thanks to an extension over the garage, connected by a central landing. Each room is well-decorated and well-proportioned, offering flexibility for families, guests, or home working. The family bathroom is modern and well-maintained, featuring a

P-shaped bath with overhead waterfall shower, a sink with storage and a low flush toilet. The finish throughout is clean and contemporary, requiring no immediate work.

At the top of the house a converted attic has been utilised as an additional living space, with a fitted ladder from the landing, a carpeted floor and room for storage units, with a skylight above providing plenty of natural light.

The substantial garage boasts double doors to the front driveway with two rooms to the rear that could serve as a utility area, home office, gym or hobby space, allowing you to tailor the space to meet your needs. Dual aspect windows provide natural light with ceiling lights making it a useable space day or night. There is potential for further conversion to create a downstairs sleeping space or additional bathroom, ideal for multi-generational living and growing families.

Outside Space

Externally, the rear garden features a raised decked seating area with access from the external door of the sun room extension, allowing you to open up the house and extend the entertaining space in the warmer months. Steps lead down into the main garden which consists of a central lawn and secondary paved patio seating area to the rear of the garage. Open views across the fields behind make you forget you're near to local shops, schools and amenities, the perfect backdrop to summer parties and long afternoons in the sunshine. The garden is fenced and secure, making it a safe space for small children and pet to enjoy with established trees offering privacy from the neighbours.

The front of the property boasts excellent kerb appeal with an anthracite grey UPVC front door contrasting against the white painted facade. A small front garden has planting beds with established bushes and flowers adding to the appearance of the home. A driveway offers off-road parking in front of the double doors into the spacious garage with further parking available along the street for visitors and family.

Additional Information

Freehold
Council Tax Band B
EPC Rating D

Room Sizes

Hallway

7'3" x 4'2" (2.22 x 1.28)

Living Room

16'4" x 13'0" (4.99 x 3.98)

Kitchen Diner

16'4" x 7'0" (4.98 x 2.14)

Sun Room

15'0" x 5'2" (4.58 x 1.59)

Bathroom

6'3" x 5'5" (1.93 x 1.66)

Bedroom 1

16'2" x 9'1" (4.94 x 2.78)

Bedroom 2

16'2" x 6'10" (4.93 x 2.10)

Bedroom 3

9'9" x 9'6" (2.98 x 2.92)

Attic Room

16'0" x 9'3" (4.90 x 2.82)

Garage

46'10" x 8'1" (14.3 x 2.47)







Energy Efficiency Rating		Current	Possible
92 plus	A		
81-91	B		85
69-80	C		
55-68	D	63	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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